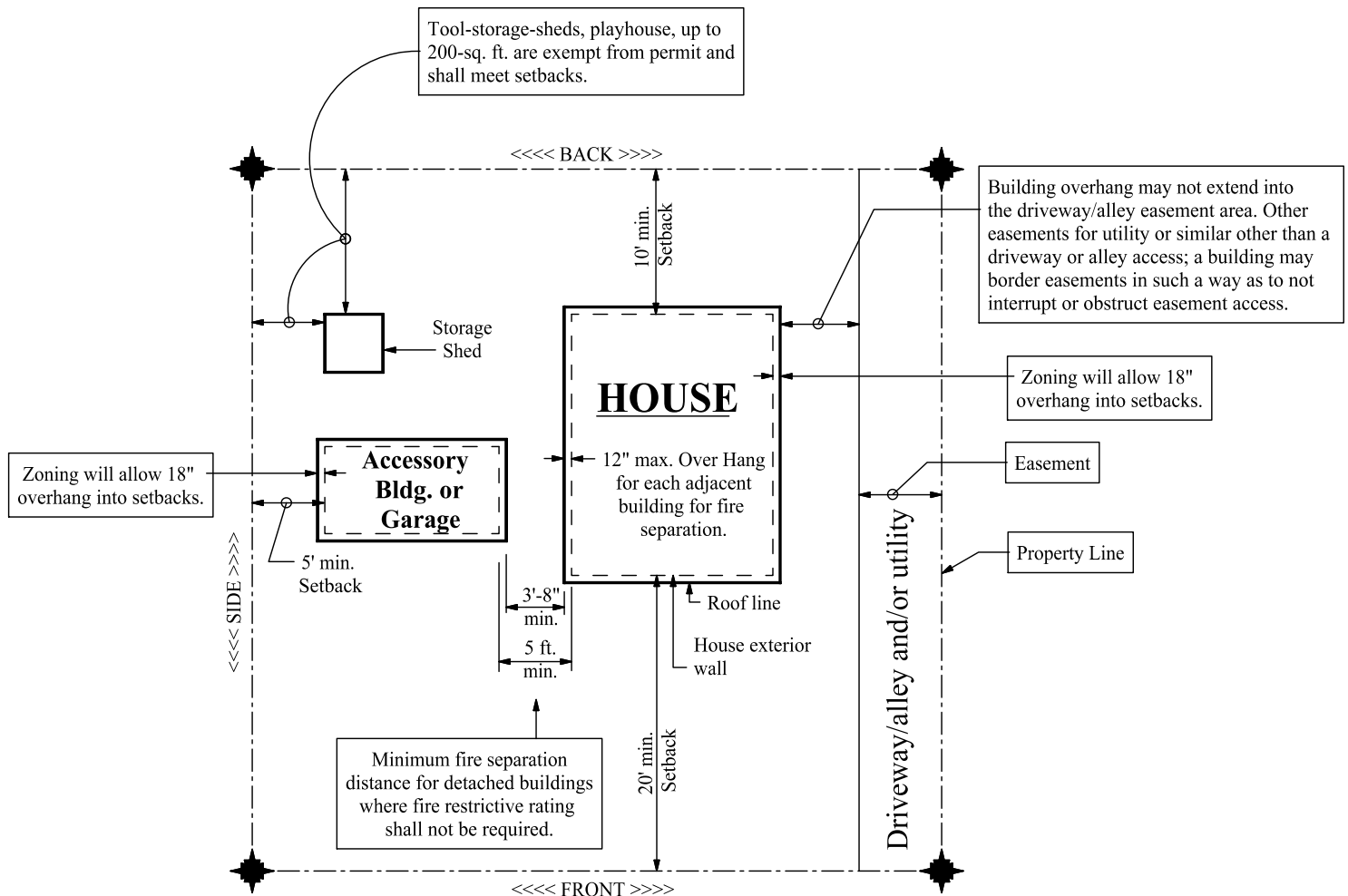


# BASIC BUILDING SEPARATIONS, PROPERTY LINE SET BACKS AND EASEMENT SETBACK REQUIREMENTS

## (Residential Single Family)



City of Tukwila  
Building Division/Permit Center  
6300 South Center Blvd. #100, Tukwila, WA 98188  
(206) 431-3670



\* New residential accessory dwelling unit constructed on a lot with an existing house shall be attached and designed to look like one single-family construction and shall not take on the appearance of a multi unit apartment or commercial type building.

\* Accessory dwelling units are allowed under the following conditions provided:

- a. minimum lot of 7,200 square feet;
- b. accessory dwelling unit is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less;
- c. one of the residences is the primary residence of a person who owns at least 50% of the property,
- d. dwelling unit is incorporated into the primary detached single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time;
- e. minimum of three parking spaces on the property with units less than 600 square feet, and a minimum of four spaces for units over 600 square feet; and
- f. the units are not sold as condominium.

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**(TMC 18.10.057 Maximum Building Footprint)** The maximum total footprint of all residential structures located on a lot in the LDR District shall be limited to 35% of the lot area, provided:

1. The maximum footprint is reduced by 0.125% for each 100 square feet of lot area in excess of 6,500 square feet and less than 19,000 square feet;
2. The maximum footprint shall be 4,000 square feet for lots between 19,000 square feet and 32,670 square feet;
3. The maximum footprint shall be 5,000 square feet for lots between 32,760 square feet and 43,560 square feet;
4. The maximum footprint shall be 6,000 square feet for lots over 43,560 square feet; and
5. For lots less than 6,500 square feet in size, the maximum total footprint shall be the area defined by the application of the standard setback requirements set forth in the applicable Basic Development Standards, up to a maximum of 2,275 square feet.

- \* Additional attached buildings constructed (garage or house):
  - > Garage considered attached by a roof or foundation, walls and roof extending from the house to the garage.
  - > Accessory dwelling shall be attached to an old house by foundation, walls and roof with heated space per WSEC shall be a single family. Appearance of addition shall match appearance of existing.

Decks 30 inches high or lower may be built in setbacks.

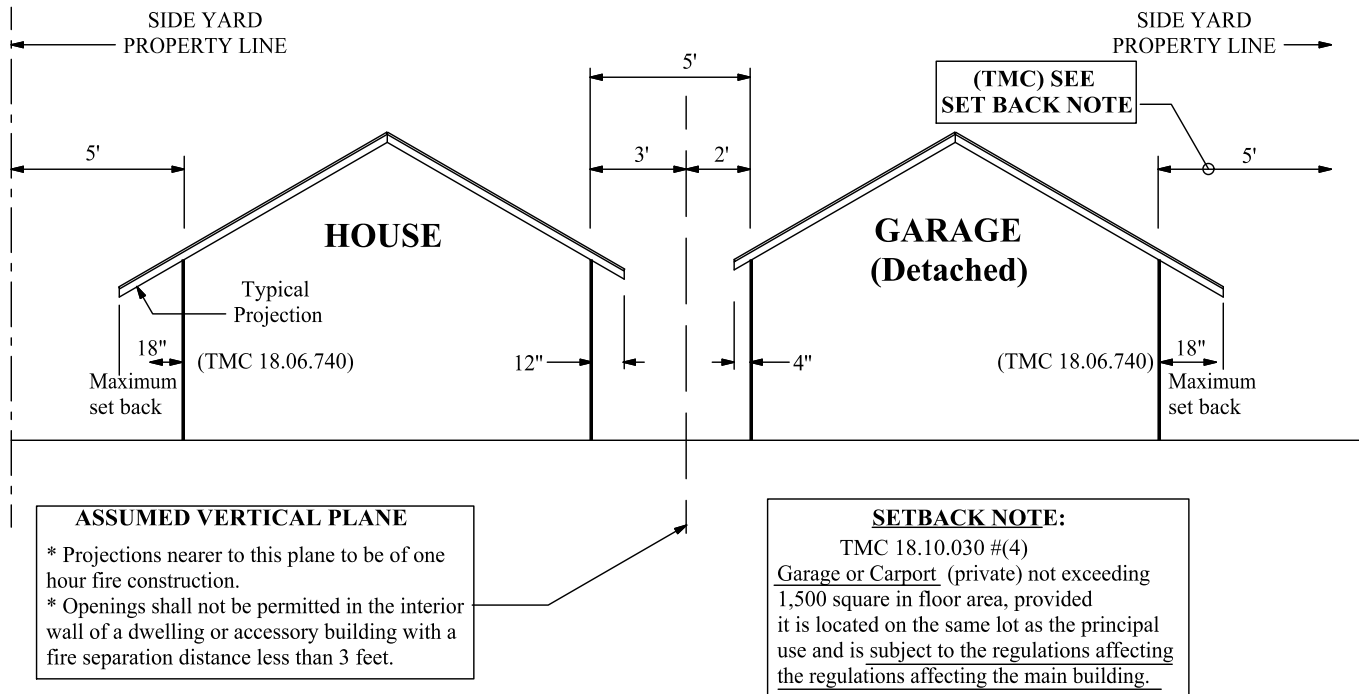
Fences up to 6 feet may be built on the property line.

Retaining walls up to 3 feet and rockeries may be built in setbacks.



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## REQUIREMENTS FOR BUILDINGS WITH PROJECTIONS ADJACENT TO PROPERTY LINE OR OTHER BUILDINGS (Residential Single Family)



### (2006 IRC)

**R302.1 Exterior walls.** Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1. These provisions shall not apply to walls, projections, openings or penetrations in walls that are perpendicular to the line used to determine the fire separations distance. Projections beyond the exterior wall shall not extend more than 12 inches into the area where openings are prohibited.

**Exception:** 2. Detached garaged accessory to a dwelling located within 2 feet of a lot line are permitted to have roof eave projections not exceeding 4 inches.

**Table R302.1  
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour with exposure from both sides	0 feet
	(Non fire-resistance rated)	0 hours	5 feet
Projections	(Fire-resistance rated)	1 hour on the underside	2 feet
	(Non fire-resistance rated)	0 hours	5 feet
Openings	Not allowed	N/A	< 3 feet
	25% Maximum of Wall Area	0 hours	3 feet
	Unlimited	0 hours	5 feet
Penetrations	All	Comply with Section R313.3	< 5 feet
		None required	5 feet